

## **SERVICE COMMERCIAL (CS) DISTRICT**

**Reference:** County Development Code, Division 4, Chapter 3, Section 84.0355

### **Permitted Land Uses**

1. Row, Field, Tree and Nursery Crop Cultivation.
2. Accessory Uses as specified by Chapter 5 Division 4 of the Development Code.

### **Land Uses Subject To Land Use Review**

The following land uses shall be subject to a Land Use Review provided they meet the performance criteria listed in subparagraph (1) below.

1. The combination of structures and outside storage shall not exceed 65% of the lot area and shall be contained within the building envelope, except as otherwise allowed by the Table of Projections. This requirement shall not apply to temporary parking for client or employee vehicles. The maximum building coverage shall not exceed 10,000 square feet and no use approved under this subsection shall be allowed to have more than 20 employees per shift. Any proposed use must meet existing development standards.
2. Professional Services.
3. Retail Trade/Personal Services I & II.
4. Lodging Services I.
5. Recreational/Entertainment Services I.
6. Repair Services I, II & III.
7. Convenience/Support Services.
8. Open Lot Services I.
9. Agricultural Support Services.
10. Manufacturing Operations I.
11. Wholesale/Warehouse Services I.
12. Manufacturing Operations II: Lumber and Wood Products (Fire wood contractor only). Storage of no more than 60 cords of fire wood may be allowed subject to a Land Use Review. Prior to submittal of a Land Use Review application, the fire wood contractor shall provide a letter from the local fire agency that declares the amount of fire wood storage allowed, up to a maximum of 60 cords. The operation shall be maintained rodent-free and in accordance with Chapter 2 of Division 9 of this title (Tree Protection from Insects and Disease) and the County Fire Department Guidelines for Interpretations for Fire Wood Contractors and Wood Storage Yards.

**Land Uses Subject To Department Review/ Conditional Use Permit** (refer to Section 83.0301315 of Title 8 (Development Code) for those land uses that always require a Conditional Use Permit):

1. Any land use listed in subparagraph 84.0342(b) which proposes a greater number of employees, units or square footage or exceeds any other size limitations that are described therein.
2. Lodging Services II.
3. Recreational/Entertainment Services II.
4. Open Lot Services II.
5. Contract/Construction Services.
6. Kennels and Catteries - 2 1/2 acre minimum lot size; the number of animals permitted will be as specified by health laws.
7. Additional Uses as specified by Chapter 4 of this division.

### **Land Uses Subject to a Planned Development Review**

1. Planned Development.
2. Dwelling Units in conjunction with a commercial use.

## Review Criteria

Land uses allowed subject to a Conditional Use Permit shall comply with the review criteria established in Section 83.030105 of the Development Code.

## Property Development Standards

The following property development standards shall apply to all land uses within the CS District.

84.0355 (CS) SERVICE COMMERCIAL (CS) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)	60
Minimum Lot Size (acres) map suffix will modify See (1) below	5
Maximum Lot Coverage (building coverage)	65%
Maximum Lot Dimensions (width to depth ratio)	1:3
Minimum Lot Dimensions (width/depth in ft.)	60/100
Front Yard Setback (ft.)	15
Side Yard Setbacks (ft.) See (2) below	10
Rear Yard Setbacks (ft.) See (3) below	10
Street Side Yard Setbacks (ft.)	15
Maximum Floor Area Ratio (FAR - fl. area/lot area)	1.20
Minimum District Size (acres)	5

NOTE: Improvement Level information can be found in the San Bernardino County General Plan, Section II-D-6-a-II, pages II-D6-27 through II-D6-32. Performance standards indicating the acceptable levels of noise, vibration, air pollution, glare and other possible pollutants are set forth in Division 7, Chapter 9, of Title 8 (Development Code).

- (1) Minimum lot size can be less than five (5) acres if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit Application.
- (2) Only one (1) side yard is required to provide for emergency access. If the adjacent property is not designated commercial or industrial, a side yard shall be required along that side of the property.
- (3) A rear yard is required only when the adjacent property is not designated commercial or industrial.

## Accessory Signs

84.0355 (CS) SERVICE COMMERCIAL ACCESSORY SIGN STANDARDS									
Sign Configuration	Sign Type								
	Individual			Complex			Complex Occupant		
Wall	P	R	1:3	NP		—	P	R	1:2
		A	200			—		A	50
Roof	P	R	1:3	NP		—	P	R	1:2
		A	50			—		A	50
Monument	P	H	4	P	H	4	NP		—
		A	50		A	50			—
Free-Standing	P	H	25	P	H	25	NP		—
		A	200		A	200			—
Projecting	P	H	35	P	H	35	NP		—
		A	200		A	200			—
Total area sq. ft.	//	300		//	200		//	50	
Total number	//	1 FS/2 AT		//	1 FR		//	1	
P-Permitted		LR-Land Use Review			H-Maximum Height (ft.)				
NP-Not Permitted		FS-Free Standing			A-Maximum Area (sq.ft.)				
FR-Per Frontage		AT-Attached			R- Ratio (building frontage to sign area)				